


REV05042015

Return to:
Rocky Mountain Power
Lisa Louder/
1407 West North Temple Ste. 110
Salt Lake City, UT 84116



ENT 113180:2016 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Nov 09 2:50 PM FEE 22.00 BY MJ
RECORDED FOR UNITED WEST TITLE INSURANCE

Project Name: *EVANS K-5, K-1, R-3*
WO#: *6247949*
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **EVANS RANCH, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in Utah County, State of Utah, more particularly described as follows and as more particularly described and/or shown on Exhibits A and B attached hereto and by this reference made a part hereof:

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in

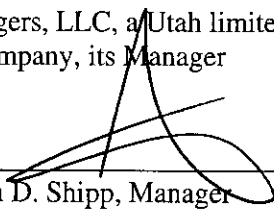
which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 7 day of November, 2016.

GRANTOR:

EVANS RANCH, LLC, a Utah limited liability company

By: DAI Managers, LLC, a Utah limited liability company, its Manager

By: 
Nathan D. Shipp, Manager

Acknowledgment

STATE OF UTAH)
) ss.
 County of SALT LAKE)

On this 7 day of November, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Nathan D. Shipp, known or identified to me to be the Manager of DAI Managers, LLC, a Utah limited liability company, the manager Evans Ranch, LLC, a Utah limited liability company, the person that executed the instrument on behalf of said limited liability company, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mindy Dansie
 (notary signature)

NOTARY PUBLIC FOR Utah (state)

Residing at: West Jordan, Utah (city, state)

My Commission Expires: 11-19-2020 (d/m/y)



Exhibit A

RMP Easement for Evans Ranch Plat "R-3"

A portion of the Southwest Quarter of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North $0^{\circ}37'03''$ East along the section line 1060.28 feet and East 483.69 feet from the Southwest corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 1047.00 foot radius Non-Tangent curve to the Right 254.87 feet (Radius Bears: South $15^{\circ}31'31''$ West) Through a Central Angle of $13^{\circ}56'50''$ (Chord bears: South $67^{\circ}30'04''$ East 254.24 feet); thence along the arc of a 15.00 foot radius curve to the left 27.30 feet through a central angle of $104^{\circ}16'13''$ (Chord bears: North $67^{\circ}20'14''$ East 23.68 feet); thence North $14^{\circ}49'02''$ East 6.23 feet; thence South $75^{\circ}35'59''$ East 53.00 feet; thence along the arc of a 516.50 foot radius Non-Tangent curve to the right 30.84 feet (radius bears: North $75^{\circ}34'15''$ West) through a central angle of $3^{\circ}25'17''$ (Chord bears: South $16^{\circ}08'23''$ West 30.84 feet); thence along the arc of a 15.00 foot radius curve to the left 19.30 feet through a central angle of $73^{\circ}44'11''$ (Chord bears: South $19^{\circ}01'03''$ East 18.00 feet); thence along the arc of a 1047.00 foot radius curve to the right 6.09 feet through a central angle of $0^{\circ}19'59''$ (Chord bears: South $55^{\circ}43'05''$ East 6.09 feet); thence along the arc of a 820.10 foot radius curve to the left 120.09 feet through a central angle of $8^{\circ}23'25''$ (Chord bears: South $59^{\circ}44'48''$ East 119.99 feet); thence South $26^{\circ}45'22''$ West 84.11 feet; thence North $63^{\circ}14'38''$ West 36.49 feet; thence along the arc of a 15.00 foot radius Non-Tangent curve to the left 22.87 feet (Radius Bears: North $63^{\circ}14'38''$ West) through a central angle of $87^{\circ}22'19''$ (Chord bears: North $16^{\circ}55'47''$ West 20.72 feet); thence along the arc of a 890.10 foot radius curve to the right 78.67 feet through a central angle of $5^{\circ}03'51''$ (Chord Bears: North $58^{\circ}05'01''$ West 78.65 feet); thence along the arc of a 977.00 foot radius curve to the left 317.30 feet through a central angle of $18^{\circ}36'29''$ (Chord Bears: North $64^{\circ}51'20''$ West 315.91 feet); thence North $11^{\circ}08'02''$ East 70.22 feet to the point of beginning

PART OF
58:040:0449

RMP Easement for Evans Ranch Plat "K-5"

A portion of the Southwest Quarter of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Described as Follows:

Beginning at a point located North $0^{\circ}37'03''$ East along the Section line 1004.55 feet and East 50.99 feet from the Southwest corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North $78^{\circ}10'16''$ East 69.18 feet; thence along the arc of a 456.50 foot radius curve to the right 101.47 feet through a central angle of $12^{\circ}44'07''$ (Chord bears: North $84^{\circ}32'19''$ East 101.26 feet); thence along the arc of a 977.00 foot radius curve to the right 187.00 feet through a central angle of $10^{\circ}57'59''$ (Chord bears: South $83^{\circ}36'38''$ East 186.71 feet); thence South $0^{\circ}37'03''$ West 638.23 feet; thence North $89^{\circ}22'57''$ West 141.00 feet; thence North $0^{\circ}37'03''$ East 32.10 feet; thence North $89^{\circ}22'57''$ West 170.00 feet; thence North $0^{\circ}37'03''$ East 451.99 feet; thence along the arc of a 398.00 foot radius curve to the left 125.29 feet through a central angle of $18^{\circ}02'11''$ (Chord bears: North $8^{\circ}24'03''$ West 124.77 feet); thence North $61^{\circ}54'06''$ West 24.84 feet; thence along the arc of a 26.50 foot radius Non-Tangent curve to the right 12.79 feet (Radius Bears: North $70^{\circ}22'01''$ East) through a central angle of $27^{\circ}39'28''$ (Chord bears: North $5^{\circ}48'14''$ West 12.67 feet) to the point of beginning.

PART OF
58:040:0453

RMP Easement for Evans Ranch Plat "K-1"

A portion of the Southwest Quarter of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Described as follows:

Beginning at a point located North 0°37'03" East along the section line 1007.58 feet and East 405.02 feet from the Southwest corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 977.00 foot radius Non-Tangent curve to the right 384.96 feet (Radius bears: South 11°52'22" West) Through a central angle of 22°34'33" (Chord bears: South 66°50'22" East 382.47 feet); thence along the arc of a 890.10 foot radius curve to the left 78.67 feet through a central angle of 5°03'51" (Chord bears: South 58°05'01" East 78.65 feet); thence along the arc of a 15.00 foot radius curve to the right 22.87 feet through a central angle of 87°22'19" (Chord Bears: South 16°55'47" East 20.72 feet); thence South 63°14'38" East 36.49 feet; thence South 26°45'22" West 23.17 feet; thence along the arc of a 316.50 foot radius curve to the left 146.26 feet through a central angle of 26°28'38" (Chord bears: South 13°31'06" West 144.96 feet); thence North 89°43'13" West 80.22 feet; thence North 57°50'35" West 171.14 feet; thence North 31°35'26" East 86.84 feet; thence along the arc of a 850.75 foot radius Non-Tangent curve to the left 105.58 feet (Radius Bears: South 30°40'52" West) through a central angle of 7°06'39" (Chord bears: North 62°52'27" West 105.52 feet); thence along the arc of a 20.00 foot radius curve to the left 36.06 feet through a central angle of 103°19'11" (Chord Bears: South 61°54'42" West 31.37 feet); thence North 79°44'52" West 31.00 feet; thence along the arc of a 213.00 foot radius Non-Tangent curve to the right 12.75 feet (Radius Bears: South 79°44'52" East) through a central angle of 3°25'42" (Chord Bears: North 11°57'59" East 12.74 feet); thence along the arc of a 25.00 foot radius curve to the left 10.23 feet through a central angle of 23°26'07" (Chord Bears: North 1°57'46" East 10.15 feet); thence South 80°14'43" West 5.00 feet; thence along the arc of a 20.00 foot radius Non-Tangent curve to the left 21.64 feet (Radius Bears: South 80°14'43" West) through a central angle of 61°58'58" (Chord Bears: North 40°44'41" West 20.60 feet); thence along the arc of a 850.75 foot radius curve to the left 28.85 feet through a central angle of 1°56'36" (Chord Bears: North 72°42'25" West 28.85 feet); thence South 16°47'54" West 20.67 feet; thence North 73°12'06" West 27.00 feet; thence North 16°47'54" East 20.02 feet; thence along the arc of a 850.75 foot radius Non-Tangent curve to the left 8.12 feet (Radius Bears: South 14°30'09" West) through a central angle of 0°32'49" (Chord Bears: North 75°46'16" West 8.12 feet); thence South 82°49'12" West 5.62 feet; thence North 0°37'03" East 131.18 feet to the point of beginning.

PART OF
58:040;0453

EXHIBIT "B"

See Attached Depiction

